

SIGNS IN A NUTSHELL¹

Is the sign on a site within a planned development?²

YES

The planned development may contain specific regulations for the sign.²

START

Is the sign on a site within the CBID, the SCBID, Uptown, University or Landmarks District?³

NO

If in the Landmarks Districts, the sign shall be reviewed by the Landmarks Commission.⁴ If in the Univ. District, see UDC Sec. 8.3.13.

If in the CBID, SCBID or Uptown, the sign shall be reviewed by the Design Rev. Bd. of the DMC under 12-36 of the Mphs. Code.^{4,5}

NO

Is the sign a billboard?6

NO√

Is the sign within 10' of the sidewalk or nonconforming for any other reason?⁷

NO√

Is the sign in a residential zoning district?

ΝО₩

Is the sign in an office zoning district?

ΝО√

Is the sign in a commercial or industrial zoning district?

YES↓

YES

YES

YES

If the billboard is <u>not</u> along an interstate, does <u>not</u> meet the setback requirements of its zoning district and/or sits on the same lots as another structure, it is <u>nonconforming</u>.

Nonconforming signs may not be digitized

or structurally altered in any way.^{8, 12}

The sign is limited to 5 ft. in height, a set back of 5 ft. and 12 sq ft.¹³

The sign is limited to 16 feet in height and 35 sq ft.¹⁴

Video signs shall be set back from residential districts. Electronic messages must be set back from residential homes ¹⁶

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Has the sign been without copy for more than a year?9

NO↓

Has the *type* of business that the sign is advertising changed?¹⁰

ио↓

Has the sign been destroyed by an act of God or through actions of the gov't?¹¹ YES a

YES

The sign must be removed and replaced with a sign that complies with the UDC.¹²

YES →

The sign must be replaced within 60 days or comply with the UDC.¹²

The height and size of signs are regulated by UDC Sec. 4.9.7. Also, signs that are 10 ft. in height or less may be set back 0 feet from the back of sidewalk.¹⁵

⁷A sign that does not meet any of the current sign regulations of the UDC, such as setback, height and size limitations of UDC Chapter 4.9 is considered nonconforming. Due to the absence of sign regulations for many years, a great majority of signs in Memphis and Shelby County are currently nonconforming.

¹This chart only pertains to permanent signs. See Chapter 4.9 of the Memphis and Shelby County Unified Development Code (the "UDC") for full regulations pertaining to signs, both permanent and temporary. Temporary signs are regulated by UDC Sec. 4.9.9.

²The Register of Deed's website contains all approved planned developments.

 $^{^3}$ See the UDC Sec. 4.9.2B for a map of the CBID, SCBID and Uptown areas. The University District Overlay is outlined on the Zoning Atlas.

⁴See municode.com for a link to the City of Memphis Code of Ordinances.

⁵See map in UDC Sec. 4.9.2B; there are small sections of Uptown and the SCBID that are not within the CBID and do not require review by the Downtown Memphis Commission. No section of the University District is within the CBID.

⁶Billboards are those signs that advertise products or goods not related to the subject site. See definition of "permanent, off-premise sign" in UDC Sec. 12.3.4.

⁸See UDC Sec. 4.9.15F(3)) for further details.

⁹See UDC Sec. 4.9.15F(1)(c) for further details.

¹⁰See UDC Sec. 4.9.15F(5) for further details.

¹¹See UDC Sec. 4.9.15F(1)(a) for further details.

¹²If the site is unique and complying with the UDC presents upon the owner a practical difficulty or undue hardship, the owner may pursue a variance request with the Memphis and Shelby County Board of Adjustment. See UDC Sec. 9.22.

¹³Signs in the residential districts may be up to 32 square feet if the site has enough acreage. See UDC Sec. 4.9.7B for further details.

 $^{^{14}}$ Signs in the office district may be up to 50 sq ft if attached to the building, if above 35 ft in height. Also, detached signs may be 0 ft if 10 ft in height or less. See UDC Sec. 4.9.7C for further details.

¹⁵See UDC Sec. 4.9.7D(3)(a).

 $^{^{16}\}mbox{See}$ UDC Sec. 4.9.6E(2)(g) for video signs and UDC Sec. 4.9.6E(2)(h) for electronic message signs.